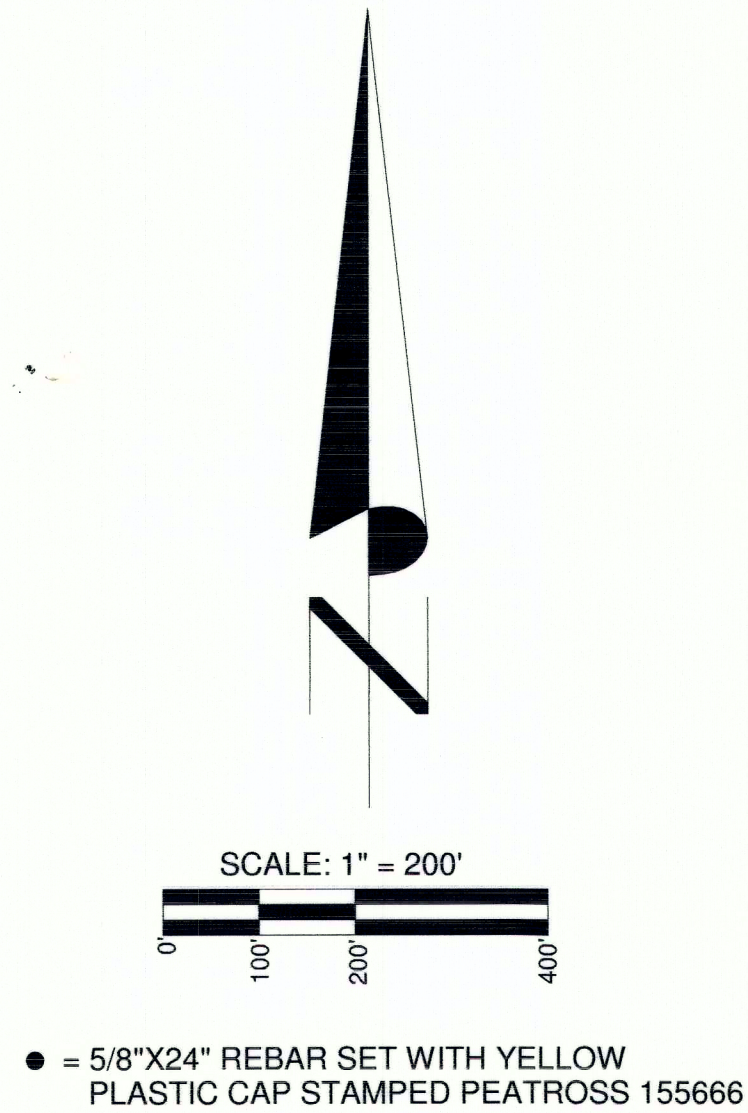


I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

DUCHEсне COUNTY TREASURER
Colene Nelson Duchesne County Treasurer

DUCHEсне COUNTY PLANNING DEPARTMENT
Approved as a Minor Subdivision this _____ day of _____, 20____, by the
Duchesne County Planning Director.
Michael A. Hyde Duchesne County Planning Director

DUCHEсне COUNTY RECORDER
State of Utah } s.s. Entry Number _____
County of Duchesne }
Filed for recording at the request of _____ on this _____
day of _____, 20____. Time _____ Book _____ Page(s) _____
Fee: _____
Carolyne Madsen Duchesne County Recorder



REMAINDER
840.884 ACRES
NOT A PROPOSED BUILDING LOT

LOT 8
15.928 ACRES
NOT A PROPOSED BUILDING LOT

LOT 9
9.916 ACRES
NOT A PROPOSED BUILDING LOT

LOT 7
15.186 ACRES
NOT A PROPOSED BUILDING LOT

LOT 6
10.349 ACRES
NOT A PROPOSED BUILDING LOT

LOT 5
10.389 ACRES
NOT A PROPOSED BUILDING LOT

LOT 4
10.421 ACRES
NOT A PROPOSED BUILDING LOT

LOT 3
10.457 ACRES
NOT A PROPOSED BUILDING LOT

LOT 2
10.494 ACRES
NOT A PROPOSED BUILDING LOT

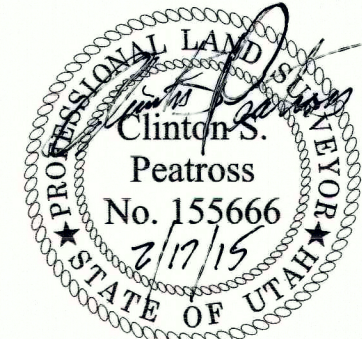
LOT 1
10.800 ACRES
NOT A PROPOSED BUILDING LOT

REMAINDER
840.884 ACRES
NOT A PROPOSED BUILDING LOT

GRANDVIEW ESTATES
SUBDIVISION LOT 11

GRANDVIEW ESTATES
SUBDIVISION LOT 1-A

CURVE	DELTA	ANGLE	RADIUS	TANGENT	ARC LENGTH	LONG CHORD
C-1	58°38'	60.00'	32.33'	59.33'	66.92'	66.92'
C-2	40°00'	60.00'	21.84'	41.90'	41.04'	41.04'
C-3	50°00'	60.00'	27.98'	52.38'	50.71'	50.71'
C-4	146°38'	60.00'	110.11'	153.62'	114.95'	114.95'



RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR
**JOHN REID
INVESTMENT CO., LTD.**

TO BE KNOWN AS THE
**STEAMBOAT MOUNTAIN
MINOR SUBDIVISION, PHASE 1**

LOCATED IN SECTION 8
TOWNSHIP 2 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHEсне COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to the John Reid Investment Co., Ltd., that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PARENT PARCEL
ACCORDING TO PART OF THAT CERTAIN WARRANTY DEED RECORDED 4 AUGUST 1998
AS FOUND BY ENTRY #328477, BOOK A298, PAGE 675, SERIAL, #2230, PARCEL #00:0006:6930
IN THE OFFICE OF THE DUCHEсне COUNTY RECORDER
TOWNSHIP 2 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 8: ALL

DESCRIPTION OF SUBJECT PROPERTY

TOWNSHIP 2 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 8:
Beginning at the Southeast corner of said section 8; thence South 89°50'20" West 1531.59 feet along the South section line; thence North 1804.03 feet; thence North 14°00'00" East 1136.26 feet; thence North 66°44'54" East 1006.89 feet; thence East 278.91 feet to a point on the East section line; thence South 0°32'26" East 644.51 feet to the East 1/4 corner of said section 8; thence South 1°00'19" East 2655.65 feet to the point of beginning, containing 103.736 Acres.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #913.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of John Reid. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

John Reid Investment Co., Ltd. BY: John A. Reid John Reid Investment Co., Ltd. BY: Nola M. Reid

ACKNOWLEDGEMENT

County of _____ } s.s.
State of _____ }

On this _____ day of _____, 20____, personally appeared before me,
John Reid and Nola M. Reid, as authorized agents of the John Reid Investment Co. Ltd., the signers of the above OWNER'S CERTIFICATE, and who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public

PREPARED BY PEATROSS LAND SURVEYS PROFESSIONAL LAND SURVEYOR 829 EAST 380 NORTH HEBER CITY UTAH, 84032 CELL: (435)724-4386 email: cspeatross@utblanet.com		
DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 10/26/14	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: JOHN REID JOB# 1206	

County Surveyor File # 3262